

Fairfax County Comprehensive Plan Summary

The Comprehensive Plan defines the County's goals, objectives, policies, and guidelines for:

- Future development and redevelopment
- Protection of natural and cultural resources
- Improving the quality of life for it's citizens for present and future generations

The Plan is a GUIDE for decision-making about the County's land use

- Scope: Anticipate change over the next 20 years
- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county

The Zoning Ordinance is a body of regulations to implement the Comprehensive Plan

Comprehensive Plan organization

- Policy Plan: Introduction to and history of the Plan, describes County policies used in development review regarding:
 - Land Use
 - Transportation
 - Housing
 - Environment
 - Economic Development
 - Heritage Resources
 - Public Facilities
 - Human Services
 - Parks and Recreation
 - Revitalization
 - Chesapeake Bay Supplement
- Area Plans (I-IV)
 - Concept for Future Development
 - Planning Districts
 - Community Planning Sectors
 - Special Areas
 - Urban Center (Tysons Corner)
 - Suburban Centers
 - Transit Station Areas
 - Community Business Centers
 - Industrial Areas
 - Large Institutional Uses

- Comprehensive Plan Map, Transportation Plan Map, Countywide Trails Plan Map

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>

Fairfax County Comprehensive Plan-Policy Plan (pages 4-5)

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>

“Purpose

The purpose of the Policy Plan is to provide a concise statement of objectives, policies, and guidelines for implementing the County's Goals that apply to the future development pattern of the built environment in Fairfax County, while protecting natural and cultural resources for present and future generations. It will serve as a general guide for the Board of Supervisors, the Planning Commission, the Board of Zoning Appeals, County staff, and the citizens of Fairfax County with respect to development and redevelopment in the County. The timeframe for the Plan encompasses the anticipated changes to the County over the next twenty years. As required by Virginia Code, the County will again review its Plan for the future at least once every five years.

Scope

The Policy Plan is based on goals adopted by the Board of Supervisors on October 28, 1988. The goals, objectives, policies, and guidelines are defined as follows:

- Goals provide general direction regarding the aspirations of the community;
- Objectives are statements that provide further direction for achieving an aspect of a goal;
- Policies are approaches for pursuing a given objective; providing guidance which, when pursued, will assist in implementing the objective;
- Guidelines provide more explicit guidance for achieving policies and the Policy Plan Concept.

Two major components make up the Policy Plan: 1) the County Goals; and 2) countywide objectives and policies by functional area (e.g., land use, environment, and transportation).

The Policy Plan incorporates this structure into the following sections:

The Preface presents the Board of Supervisor's Goals for Fairfax County, the basis of the Policy Plan.

The Introduction presents the purpose and scope of the Plan. It also gives an analysis of the socio-economic conditions in the County in the context of the Washington, D.C. region. This is followed by a brief history of the comprehensive planning process in Fairfax County. Finally, Plan implementation and monitoring, as well as the role of community participation, are addressed.

The Countywide Planning Objectives and Policies section addresses countywide policy by specific functional area. This contains the goals, objectives, and policies for land use, transportation, housing, environment, heritage resources, public facilities, human services, and parks and recreation. The purpose of this component is to guide decisions that affect the County's built and natural environment for the County as a whole and for specific parcels of land.

The Glossary contains an alphabetical listing of terms and their definitions as they are used in the context of this document. These are not intended to be the same definitions as used in the County's Zoning Ordinance. Rather, they are intended only to explain terms used in the Plan.”

To receive additional information regarding Comprehensive Plan updates, studies and other initiatives, please subscribe to the Comprehensive Plan listserv. At www.fairfaxcounty.gov, go to “Email-Subscriptions” and sign up for “Comprehensive Plan Announcements”

For additional information on the Comprehensive Plan, call or visit:

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